

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

43535
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This Indenture Witnesseth, THAT RALPH C. WILLIAMS and SHERYL L. WILLIAMS,

husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto D. L. EAYRS and JOAN K. EAYRS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 25 of CLOVERDALE.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions, including the terms and provisions thereof, as disclosed in deed dated January 31, 1952 and recorded March 14, 1953 in Volume 259 at page 482, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on mce, color, religion or national origin; Reservations and restrictions, including the terms and provisions thereof, as disclosed in deed dated February 25, 1953, recorded March 14, 1953 in Volume 259 at page 483, Deed Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, to First Federal Savings and Loan Association of Klamath Falls, dated July 13, 1959, recorded July 14, 1959, in Volume 191 at page 387, Mortgage Records of Klamath County, Oregon, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,072.74.
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 3d day of August, 1970

(SEAL)

Ralph C. Williams (SEAL)

(SEAL)

Sheryl L. Williams (SEAL)

STATE OF OREGON, County of Klamath) ss. August 5, 1970

Personally appeared the above named Ralph C. Williams and Sheryl L. Williams, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John G. Maass

Notary Public for Oregon.

My commission expires

July 2, 1974

After recording return to:

Mr & Mrs D. L. Eayrs
3920 Arroyo Ct.
Klamath Falls, Ore.
97601

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 2th day of August, 1970, at 11:05 o'clock A.M., and recorded in book M-70 on page 6737. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Sheryl L. Williams

Deputy

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FEE \$1.50